

CITY OF ALBUQUERQUE



October 9, 2019

Steven Alano
Greer Stafford/SJCF Architecture Inc.
1717 Louisiana Blvd NE Ste. 205
Albuquerque, NM 87110

Re: New Office Building
10601 Research Rd SE
Traffic Circulation Layout
Engineer's/Architect's Stamp 10-03-19 (M21-D021)

Dear Mr. Alano,

The TCL submittal received 10-07-2019 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

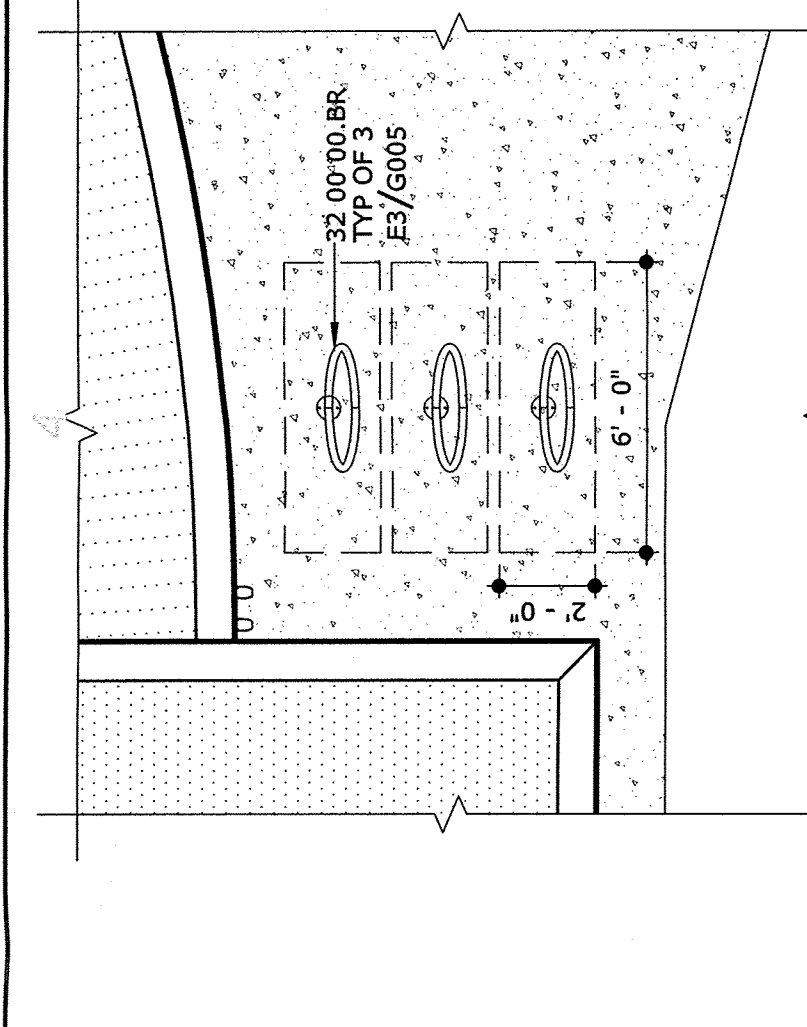
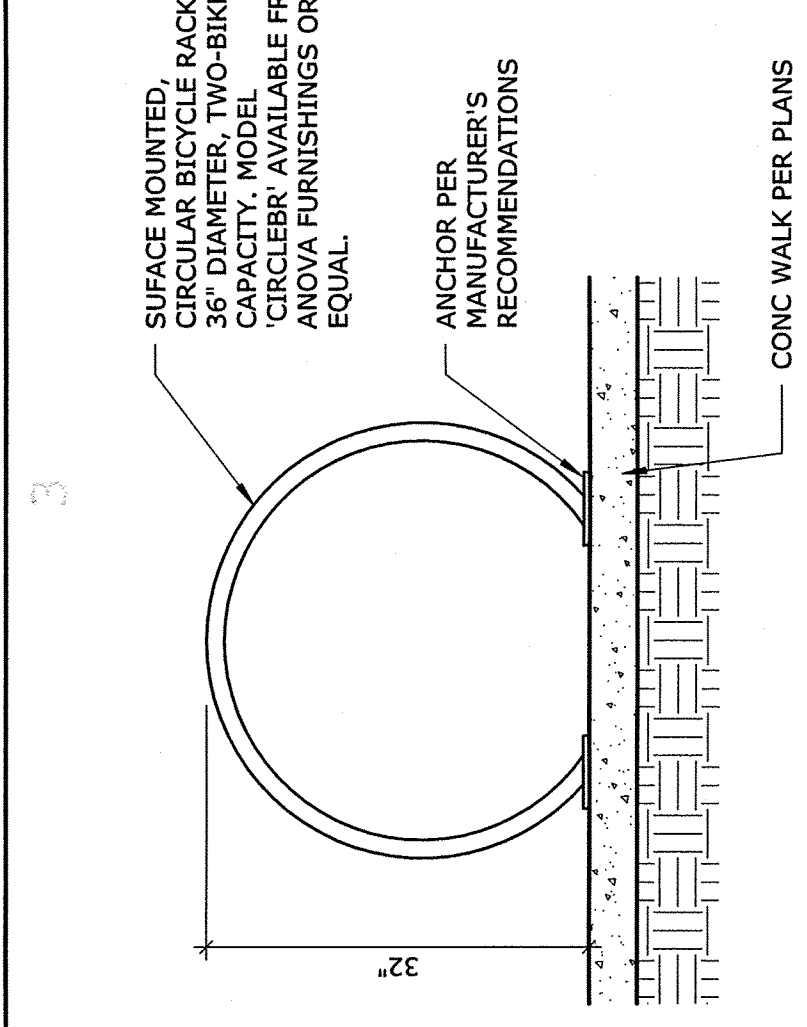
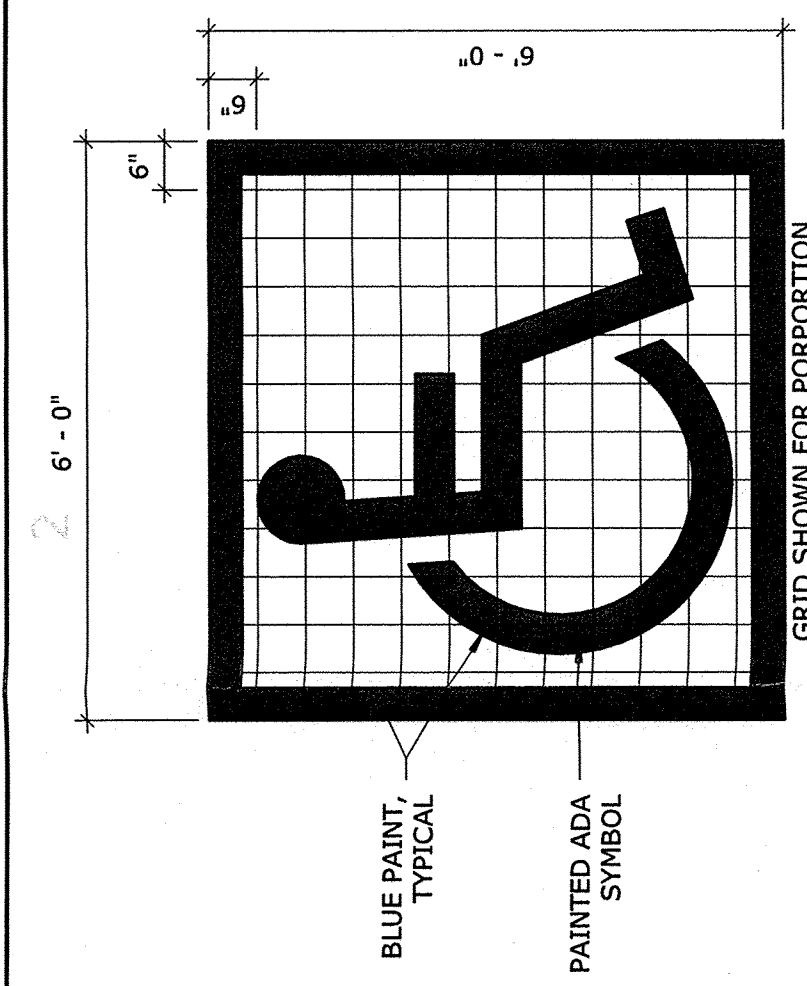
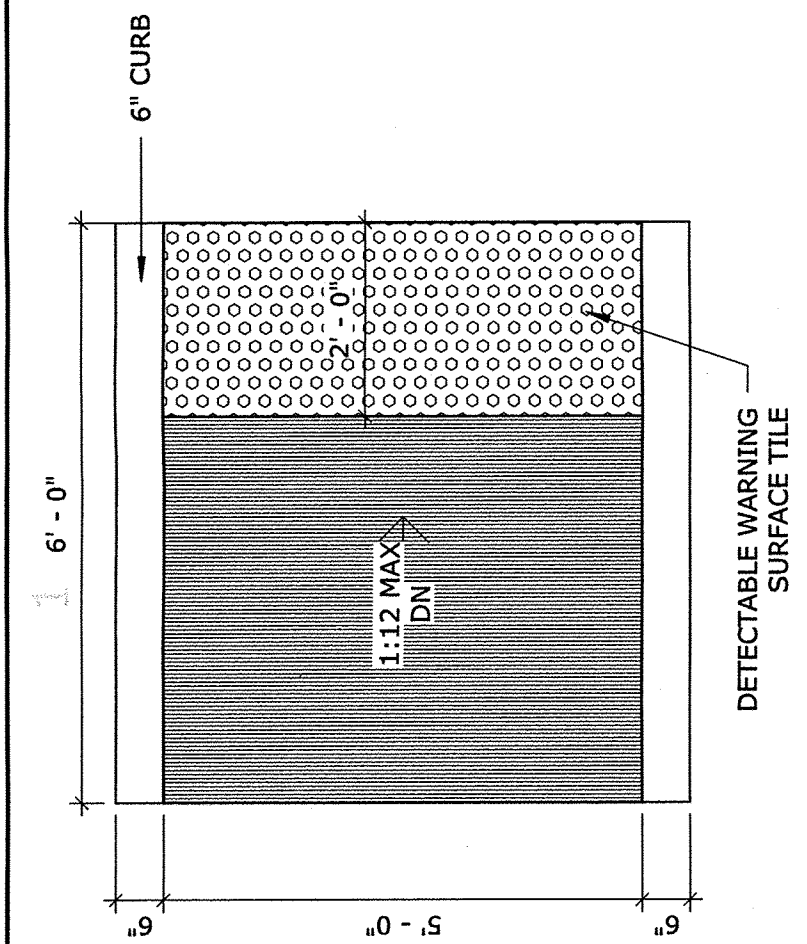
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

\MM via: email
C: CO Clerk, File



E1 HC ACCESS RAMP
1/2" = 1'-0"

E2 PAINTED HC SYMBOL
1/2" = 1'-0"

E3 BICYCLE RACK
3/4" = 1'-0"

E4 ENLARGED PLAN
1/4" = 1'-0"

GENERAL NOTES: TCL

1. ALL CONCRETE CURBS AND GUTTERS SHALL CONFORM WITH COA SPEC SECTION 300.
2. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM WITH COA SPEC SECTION 400 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. CLEAR SITE TRIANGLES, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE TRIANGLE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THESE AREAS.

EXECUTIVE SUMMARY: TCL

THIS PROJECT CONSISTS OF: IMPROVING TRAFFIC CIRCULATION, INCLUDING TRAINING CONFERENCE AND ASSOCIATED SUPPORTED SPACES.

- ASSOCIATED SITE IMPROVEMENTS, INCLUDING PARKING LOTS, GRADING, DRAINAGE AND LANDSCAPING

TRAFFIC CIRCULATION WILL CONSIST OF:

- ONE (2) EXISTING CURB CUT AND ONE (1) NEW CURB CUT
- GRAVELED FIRE APPARATUS ROAD TO THE NORTH CONNECTING TO EXISTING DRIVE LANES. CES IS THE OWNER OF THE ADJACENT EAST PROPERTY AND HAS ADJACENT NORTH PROPERTY OWNER. ACCESS EASEMENTS ARE BEING FILED WITH THE COUNTY ASSESSOR'S OFFICE.

THE COA FIRE MARSHAL'S OFFICE HAS ALREADY APPROVED THE FIRE 1 PLAN AS IT PERTAINS TO SITE DEVELOPMENT AND THEIR REQUIREMENTS.

THE COA SOLID WASTE DEPARTMENT HAS ALREADY APPROVED THE REUSE ENCLOSURE AS IT PERTAINS TO SITE DEVELOPMENT AND THEIR REQUIREMENTS.

ZONING REVIEW: TCL

PROPERTY OWNER: COOPERATIVE EDUCATIONAL SERVICES (CES)

PROPERTY ADDRESS: 10601 RESEARCH RD SE

DD ZONE ATLAS MAP: N-21-Z

DD ALLOWABLE USES PER TABLE 4-2-1 OFFICE - PERMISSIVE (P)

MASTER DEVELOPMENT PLAN: SANDIA SCIENCE & TECHNOLOGY PARK (SSRTP)

OVERLAY ZONES: NONE

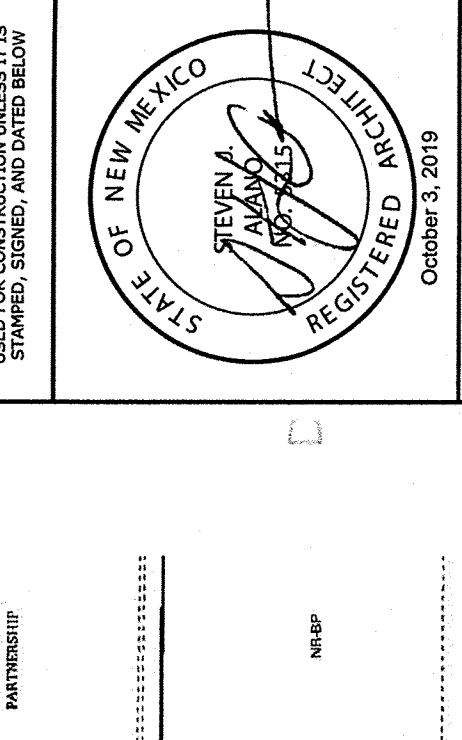
USE SPECIFIC STANDARDS: NONE

BERNALILLO COUNTY UPC: 021051604920665

LEGAL DESCRIPTION: TR F-28 PLAT OF TRACTS F-2A AND F-2B SANDIA SCIENCE & TECHNOLOGY PARK A REPEAT OF TRACT F-2, SANDIA SCIENCE & TECHNOLOGY PARK CONT 2.2393 AC

SIZE OF SITE: 2.2 ACRES

VICINITY MAP:



REQUIRED PARKING SPACES:

REQUIRED ADA PARKING SPACES: 17,689 GSF / 200 SF = 89 SPACES REQUIRED

REQUIRED ADA PARKING SPACES: FOR 51 TO 100 REQ PARKING SPACES = 4 SPACES REQUIRED (1 VAN)

REQUIRED MOTORCYCLE PARKING SPACES: FOR 51 TO 100 REQ PARKING SPACES = 3 SPACE REQUIRED

REQUIRED BICYCLE PARKING SPACES: 1 PER 40 REQ PARKING SPACES = 5 SPACES REQUIRED

PARKING SPACES PROVIDED: 70 SPACES PROVIDED

ADA PARKING SPACES: 1 SPACE PROVIDED

ADA VAN PARKING SPACES: **77 SPACES PROVIDED

3 SPACES PROVIDED

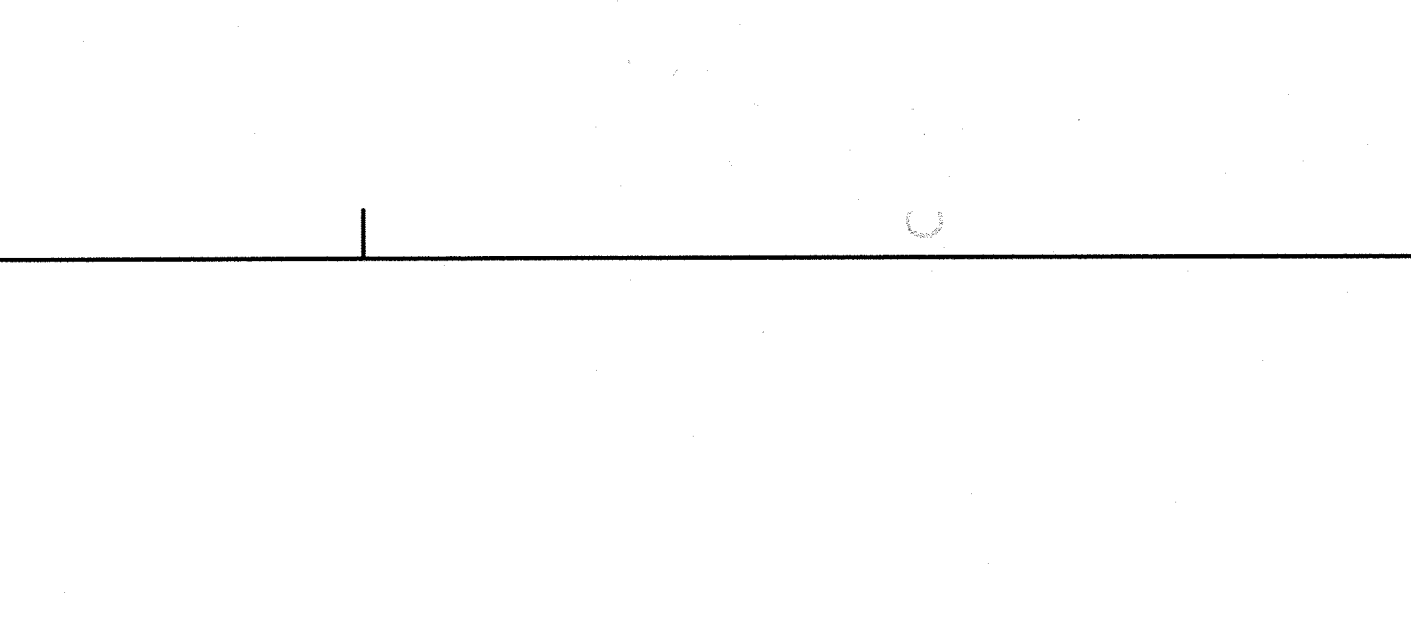
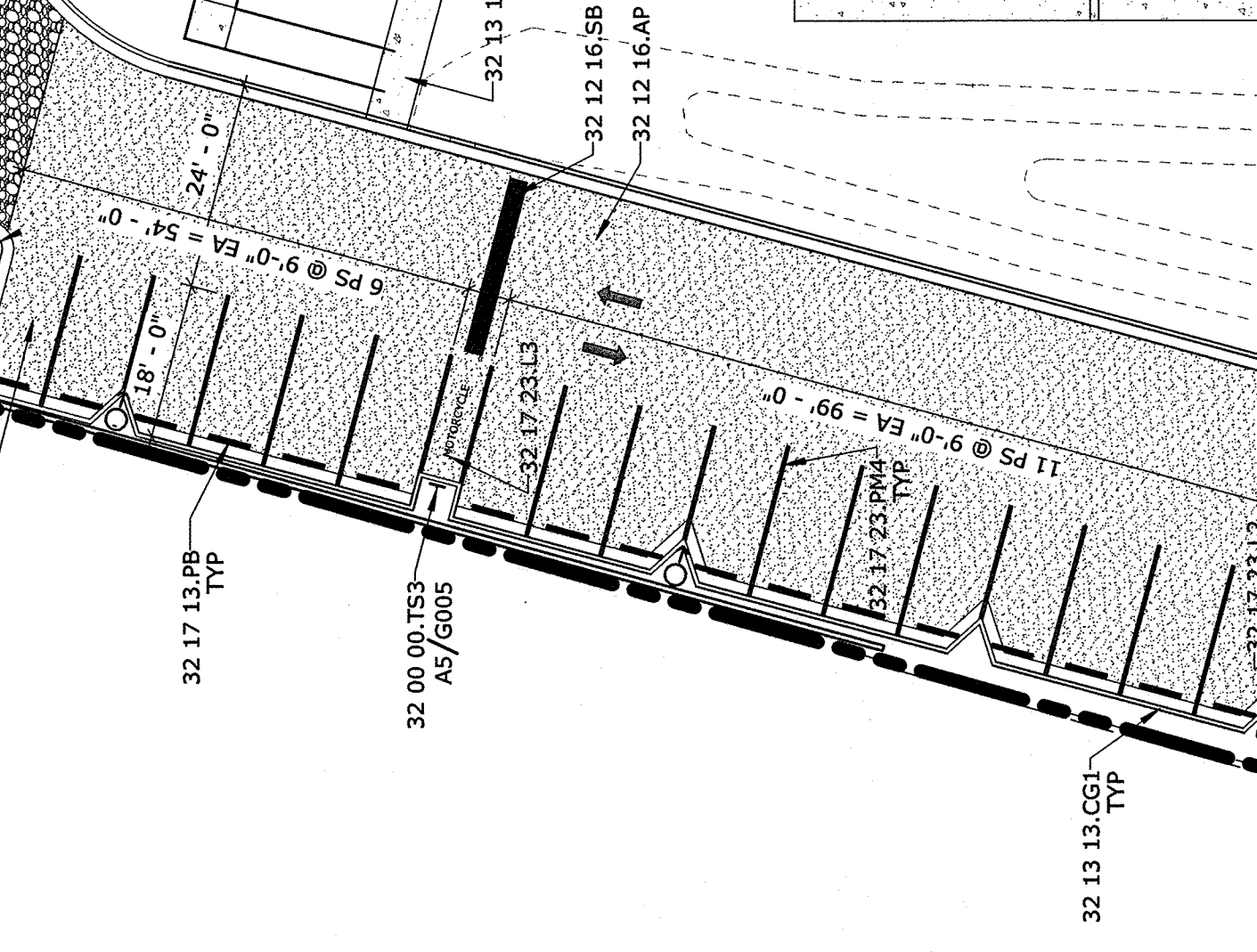
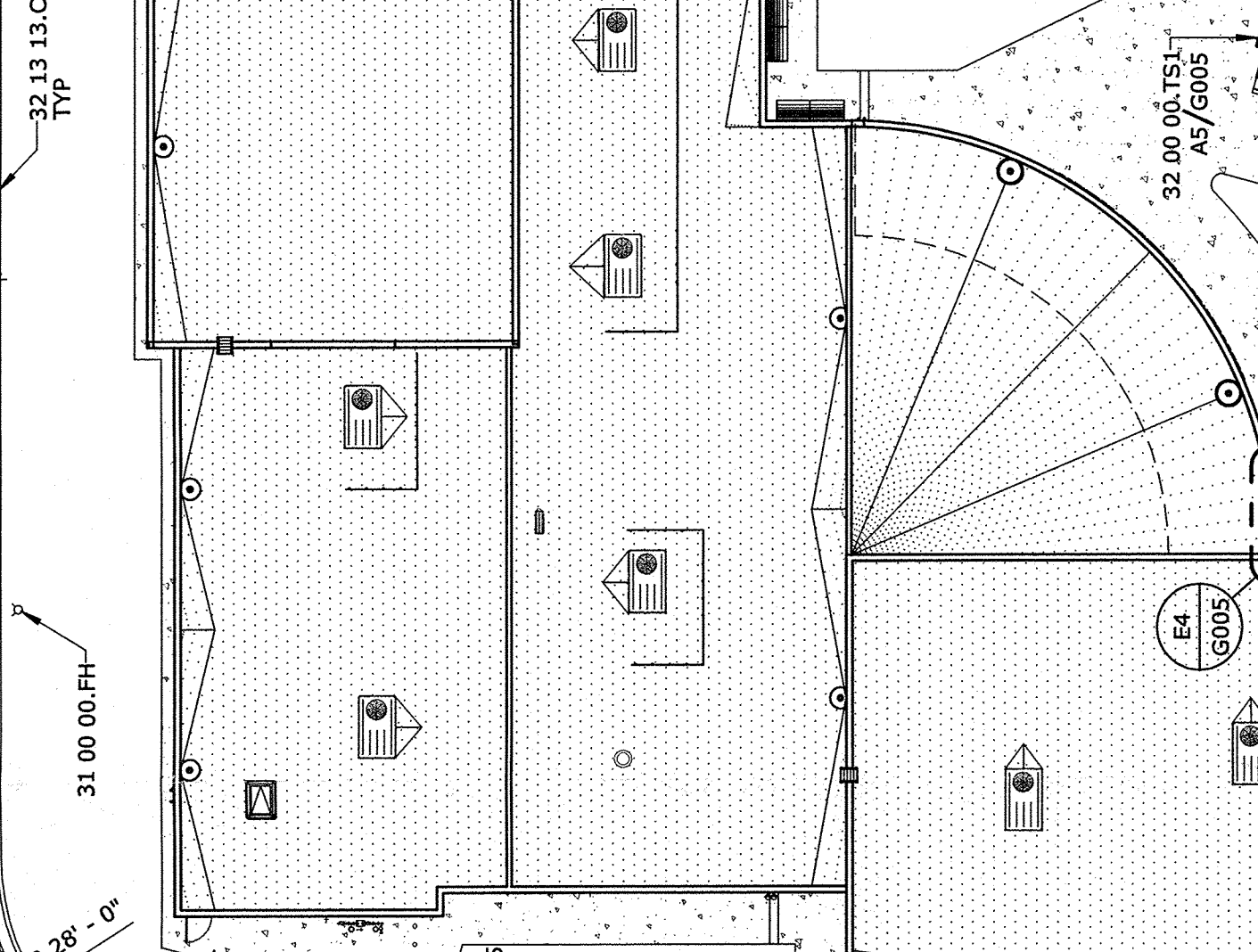
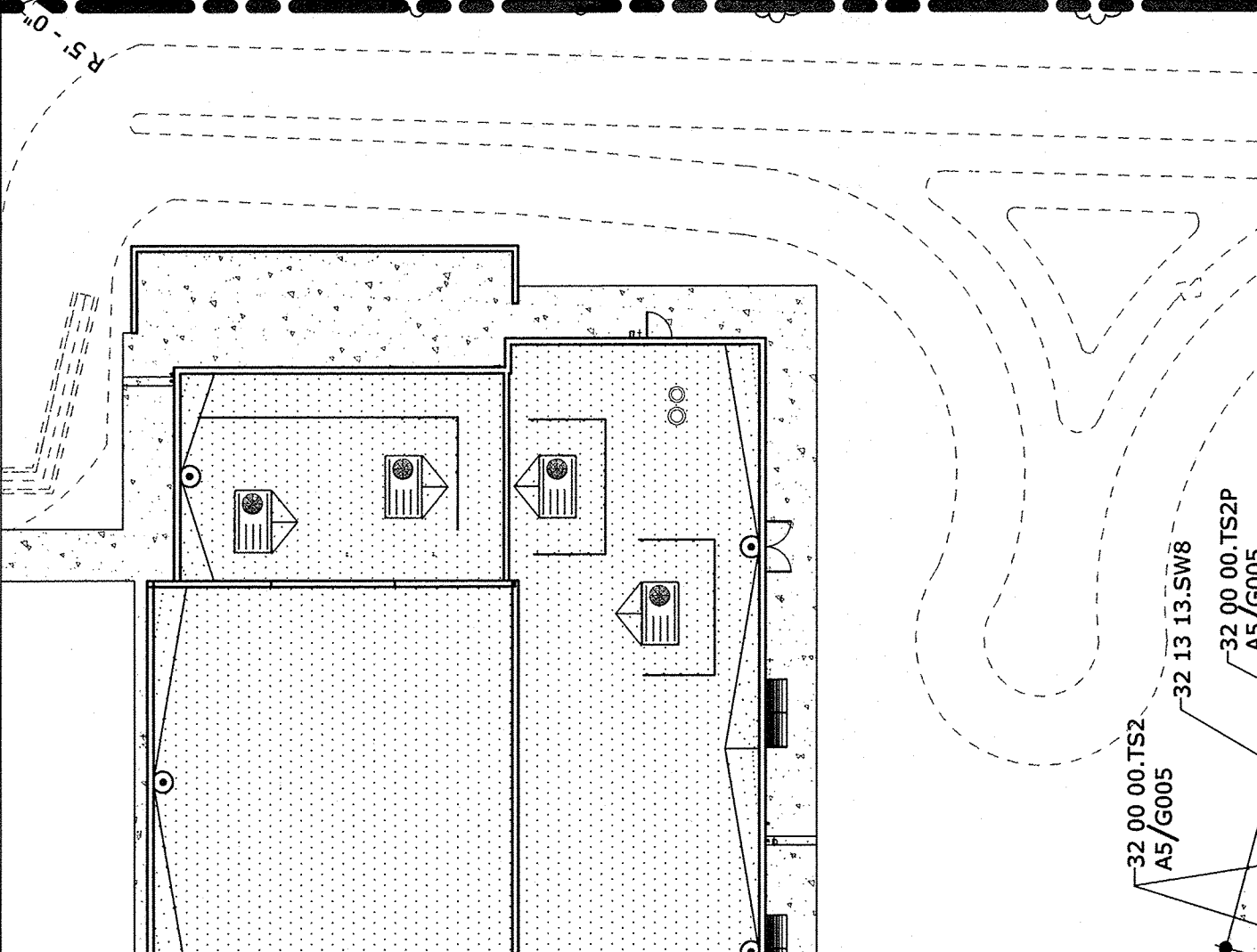
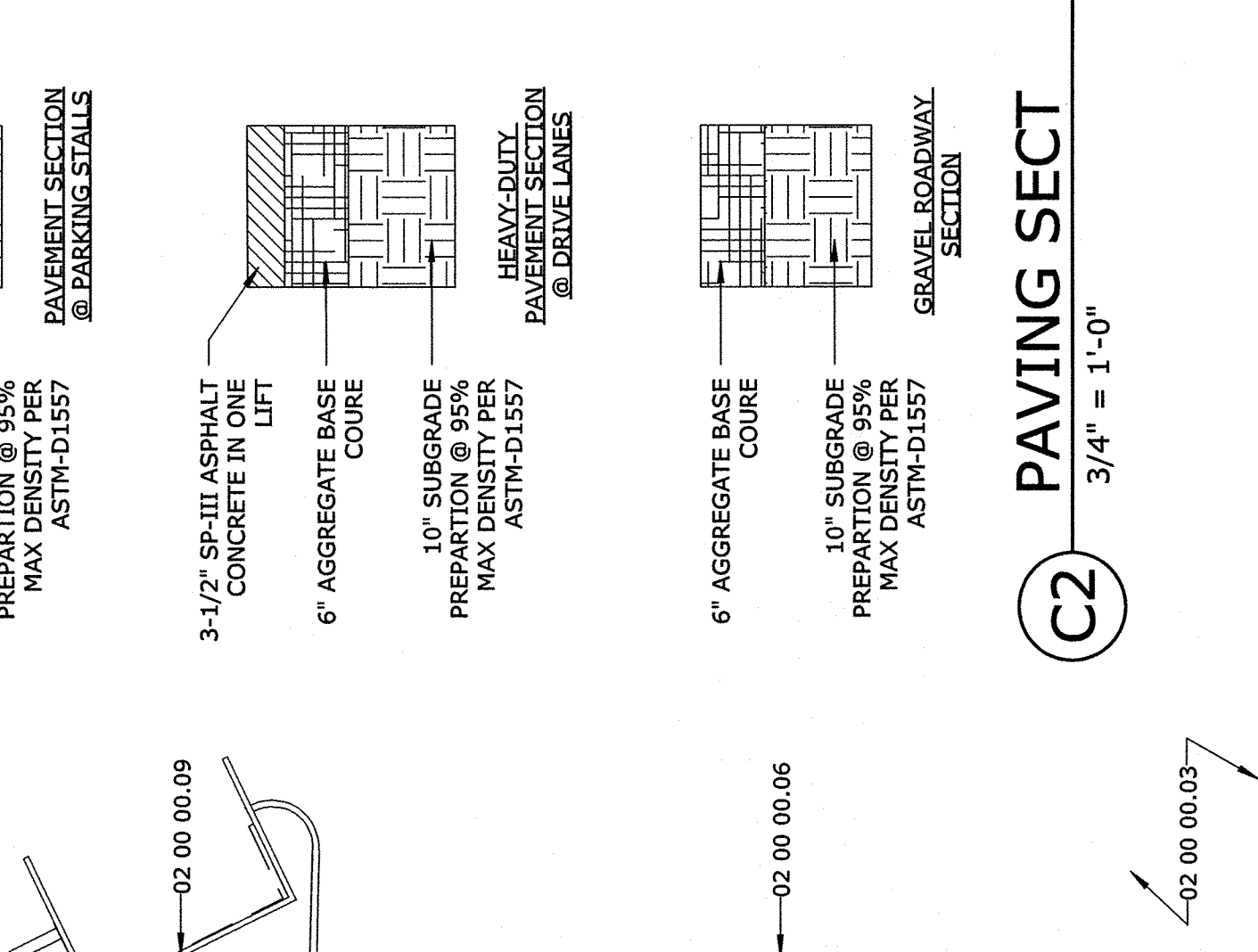
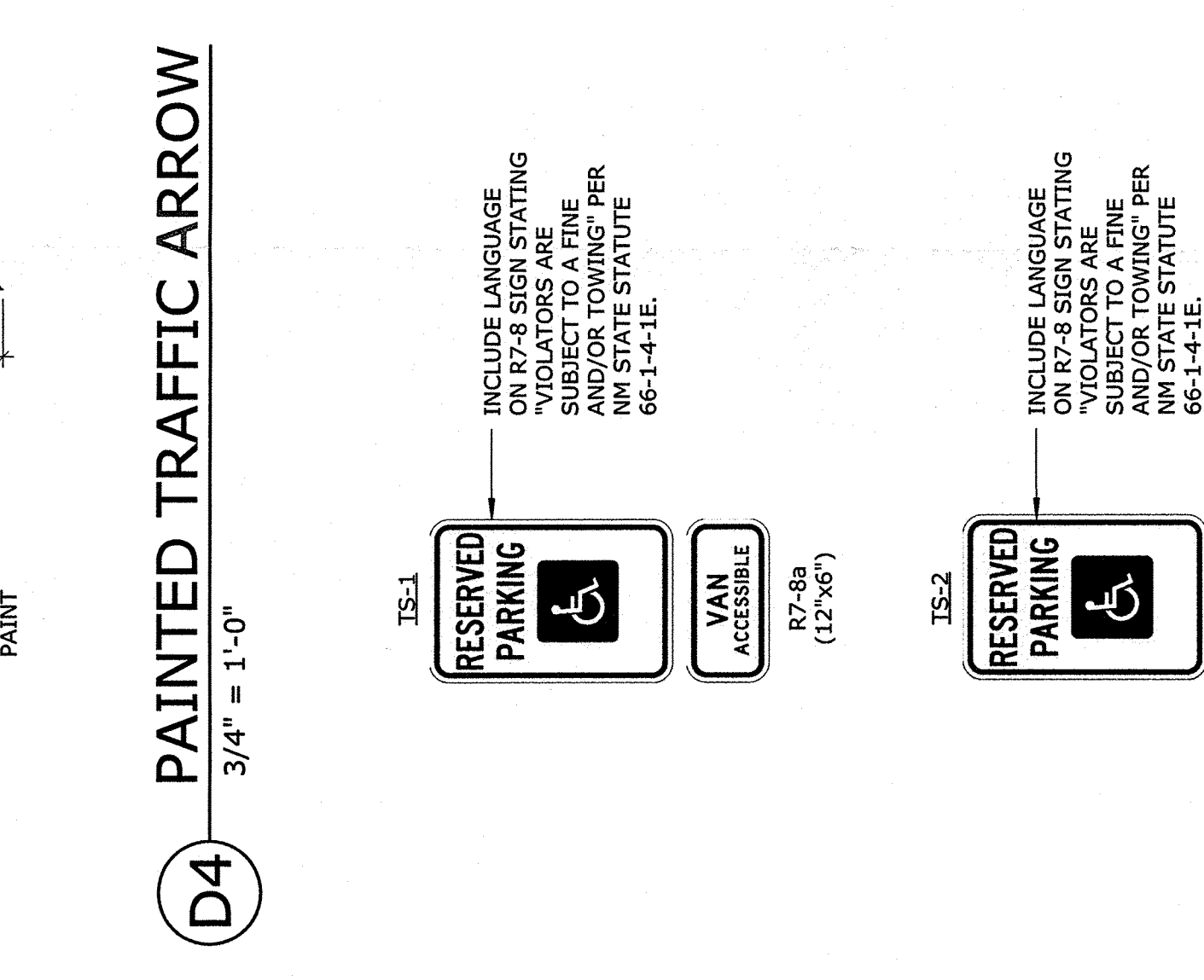
6 SPACES PROVIDED

MOTORCYCLE PARKING:

BICYCLE PARKING:

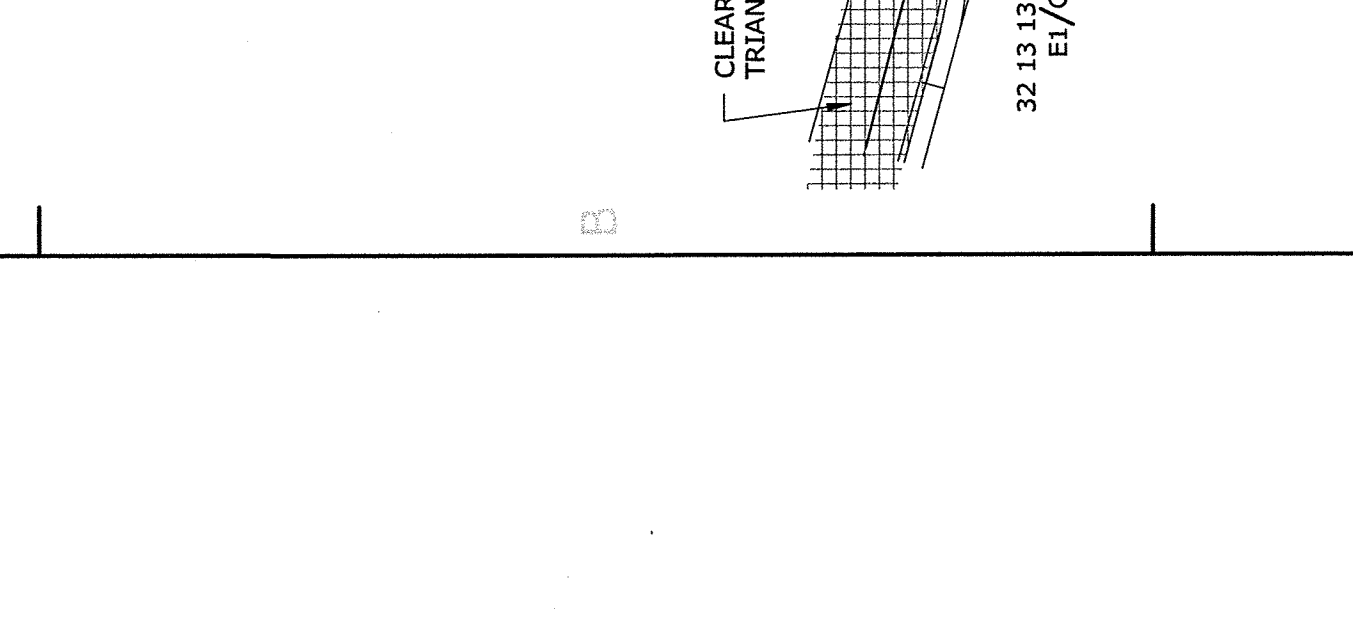
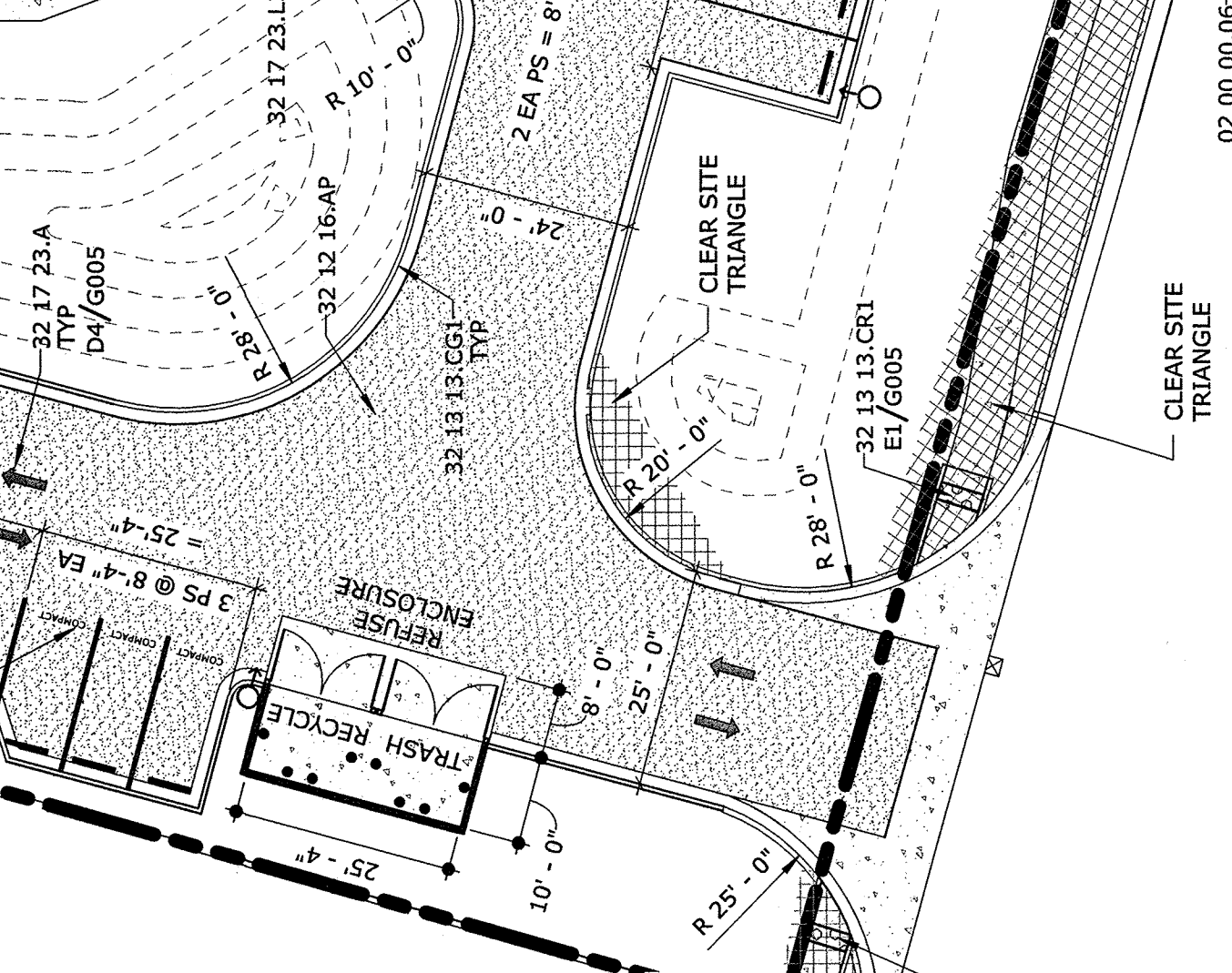
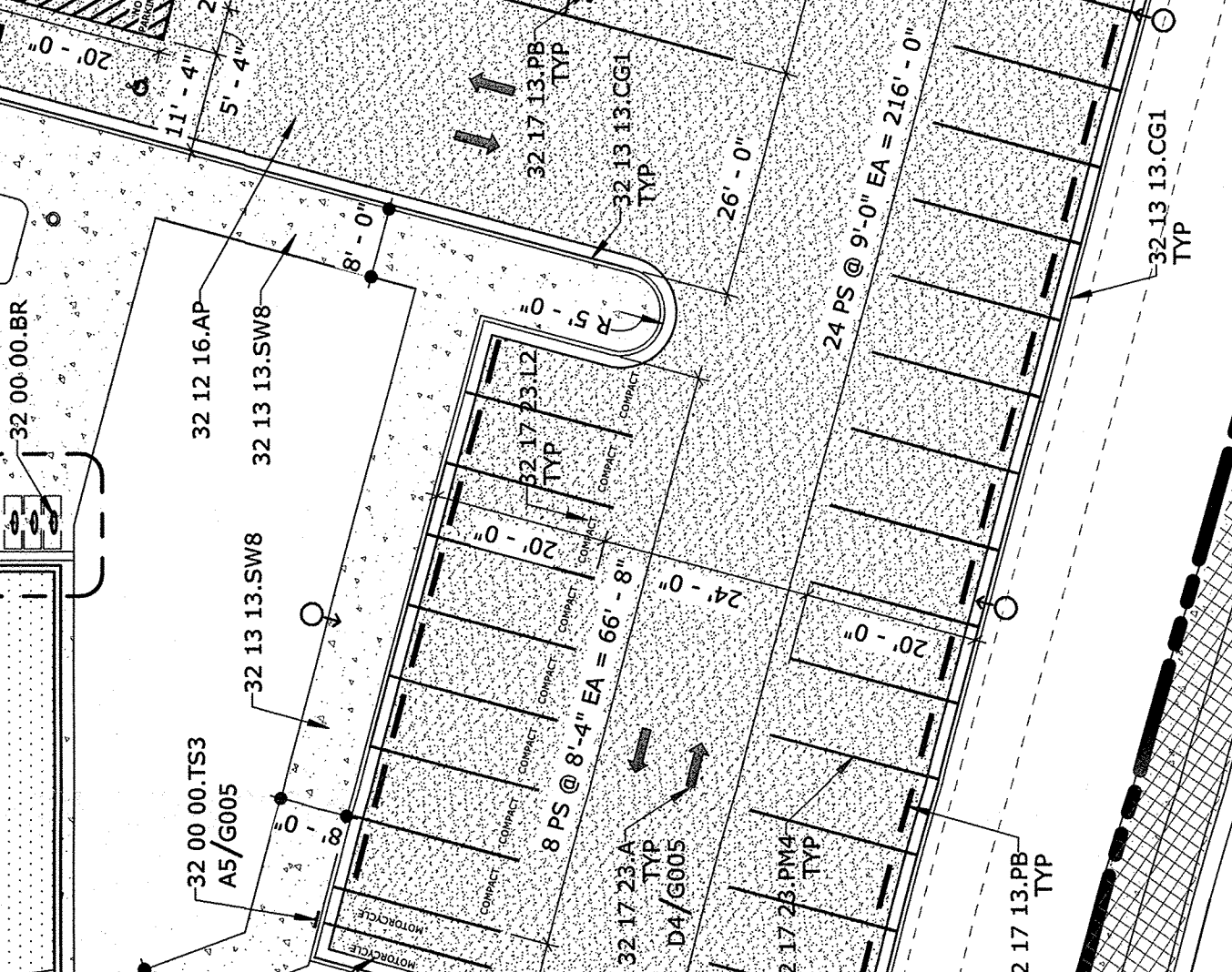
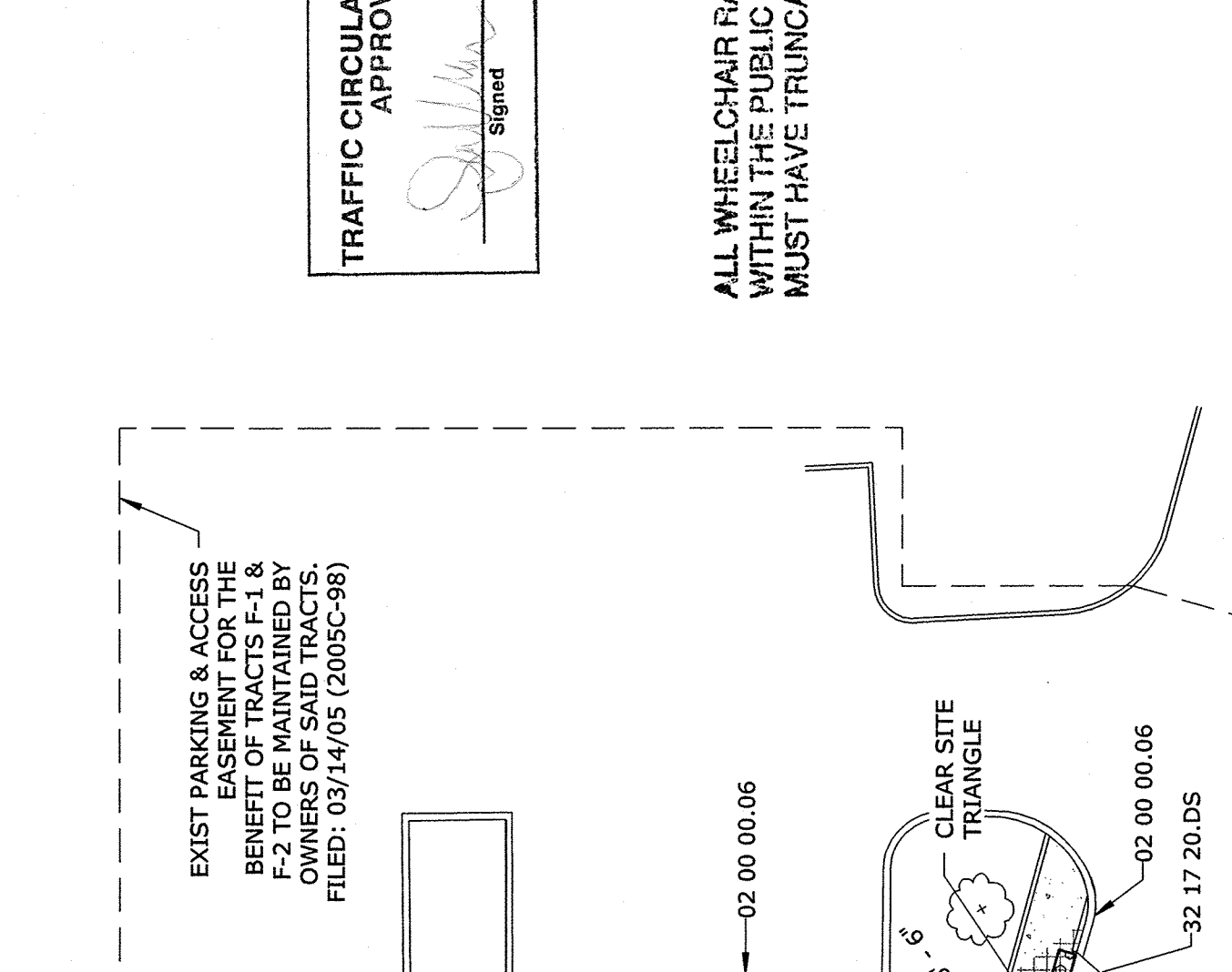
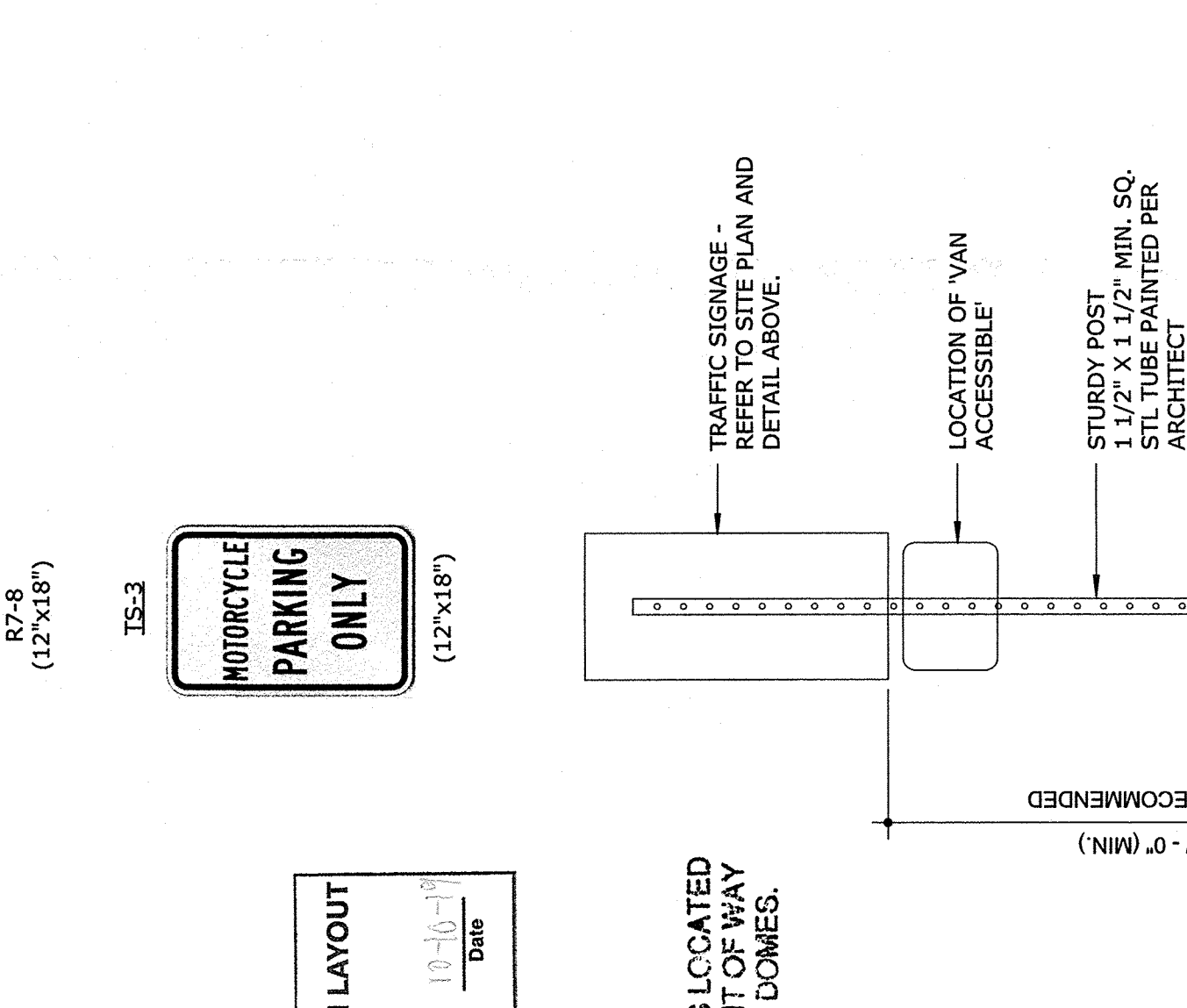
***AS REQUIRED PER SSRTP MASTER DEVELOPMENT PLAN**

****VARIANCE APPROVED FOR REDUCED PARKING PER ZONING HEARING DECISION DATE OF OCTOBER 2, 2019.**



KEYNOTE LEGEND

02 00 00.03	EXISTING ASPHALT PAVING ON ADJACENT SITE TO REMAIN
02 00 00.04	EXISTING GRAVEL DRIVEWAY TO REMAIN
02 00 00.05	EXISTING GRAVEL DRIVEWAY TO REMAIN
02 00 00.06	EXISTING GRAVEL DRIVEWAY TO REMAIN
02 00 00.07	EXISTING GRAVEL DRIVEWAY TO REMAIN
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02 00 00.99	EXISTING GRAVEL DRIVEWAY TO REMAIN
02 00 00.100	EXISTING GRAVEL DRIVEWAY TO REMAIN



LEGEND

---	PROPERTY LINE
---	NEW GRAVEL ROADWAY SECTION
---	NEW CONCRETE PAVING
---	NEW ASPHALT PAVING

TRAFFIC CIRCULATION LAYOUT

DATE: OCT 07 2019

PROJECT NO: 5354.00

CHECKED BY: GREEN STAFFORD/SJCF, INC.

DRAWN BY: GREEN STAFFORD/SJCF, INC.

ISSUE: OCTOBER 3, 2019

DESCRIPTION:

